

## **COMMITTEE ON JOINT SCHOOL BUILDINGS**

**February 21, 2001**

**6:30pm**

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: Aldermen Pinard and Thibault  
School Cmte. Members Herbert, Paradis and Leonard

Messrs: T. Clougherty, K Sheppard, F. Matuszewski, R. Chapman, G.  
Beloin, J. Jannigan

Chairman Herbert addressed item 3 of the agenda:

Minutes of a meeting held on January 17, 2001.

On motion of Alderman Thibault, duly seconded by Alderman Pinard, it was voted to accept the minutes as presented.

Chairman Herbert addressed item 4 of the agenda:

### High School Stages --

Mr. Clougherty stated as I reported last month the guard rail installation at West High School will take place during the week of February vacation next week. The replacement of the fire escapes at Central are expected once the snow and ground has thawed. The fire escapes are currently imbedded in the ground so it's going to take a little time for that work to get done. That should bring our safety improvements for the stages to a close. I would like the Committee to accept the Project Financial Report as it is stated. If anyone has any questions, I would be more than happy to answer them.

On motion of School Cmte. Member Paradis, duly seconded by Alderman Thibault, it was voted to accept the Project Financial Report as submitted.

Chairman Herbert asked is this a separate item from the discussion we had a while back regarding the \$250,000, and has Central not yet gotten together on what we are going to do with that.

Mr. Clougherty replied that is correct.

Chairman Herbert stated is that on our agenda for the Building and Sites Committee meeting on Monday the 26<sup>th</sup>.

Mr. Clougherty replied in the affirmative.

Mr. Clougherty stated I believe we have to develop a process internally as to exactly when we start reporting to the Committee on projects, because right now we are in the process of developing a scope on that \$250,000 for the West High School portion of that. I have a proposal in my office from Tom Wallace Architects in the amount of \$5,400 to move forward with some design services on that. I would like the Committee to vote to approve that contract and I will begin reporting on the status of that as of next month. Currently we have not done anything on it. The Building and Sites Committee approved the scope of the project, and we are just starting to move forward on the scope.

Motion was made by Alderman Thibault, duly seconded by Alderman Pinard, to accept the contract submitted by Tom Wallace Architects in the amount of \$5,400 for design services for auditorium improvements at West High School. Discussion followed.

Alderman Thibault asked where is that money coming from. If I hear you correct, you want to know when you should start reporting to this Committee.

Mr. Clougherty replied the project has been funded.

Alderman Thibault asked if it was through CIP.

Mr. Clougherty replied it is through CIP; in this particular case it's through our cash expenditure.

Alderman Thibault stated I think you should make this Committee aware that it is coming from CIP. Then at that point you should bring it up to this Committee and, as we go along, follow through and update us on it.

Mr. Clougherty replied that is correct. The only question is when do we start reporting on it to this Committee. We are allocated the funds typically in April or July.

Alderman Thibault replied when you start expending the funds.

Mr. Clougherty stated that is what I expected, and this would be the first expenditure of those funds.

School Cmte. Member Paradis asked is the \$5,400 for the design.

Mr. Clougherty replied that is correct, for Wallace Architects.

School Cmte. Member Paradis asked what is the \$6,950 for Bonnette Page & Stone. I was not here for that meeting.

Engineer Clougherty replied the \$6,950 was to cover some repairs to the fly grid at Central High School. We had that taken care of.

School Cmte. Member Paradis asked when that was done.

Mr. Clougherty answered that if you look at the date on that it was January 20, 2000, and the repairs were completed shortly after that.

School Cmte. Member Paradis asked why there were so many Change Orders listed under Meridian Construction.

Mr. Clougherty replied they were for expansion of scope. Basically we were allocated a certain amount of money. Our budget was \$180,000, and the bids that were received for the structural and rigging repairs came in at \$69,880. Based on that figure, we went ahead and expanded the scope of the project to enhance the stages further. That was the reason for those Change Orders.

School Cmte. Member Paradis asked about the status of the Practical Arts Auditorium Stage Doors, the West Backstage door, and West HS Fire Rated Rod devices.

Mr. Clougherty answered all of those have been executed.

School Cmte. Member Paradis asked is the Fire Escape Replacement pending.

Mr. Clougherty replied that is the only one that is outstanding as far as the work goes.

School Cmte. Member Paradis asked if that was Central.

Mr. Clougherty said that is correct. West High School is included in Change Order #6, the structural repairs I just reported on.

Chairman Herbert called for a vote on the motion made by Alderman Thibault, duly seconded by Alderman Pinard, to accept the contract submitted by Tom Wallace Architects in the amount of \$5,400 for design services for auditorium improvements at West High School. There none opposed, the motion carried.

School Cmte. Member Paradis stated she knew they had this thing going with Central but she was not aware of the fire escapes at West HS.

Mr. Clougherty explained that it's not the fire escapes at West HS, it is structural repairs to the fly grid.

School Cmte. Member Paradis asked if the fly grids were done both at Central and West.

Mr. Clougherty replied that Change Order #6 will take care of West HS.

School Cmte. Member Paradis stated then I am all set, thank you.

Alderman Pinard asked if the riggings had been checked to make sure they are safe and would not fall; because I don't have any faith in Bonnette, and you all know that. Will you check those things to make sure they don't fall on the contestants' heads, or whoever is there?

Mr. Clougherty replied that he had not checked them personally but they were checked immediately after they were installed, and the project was recommended for acceptance by our consultant.

Alderman Pinard asked would you check them again to make sure. Are you satisfied with the check.

Mr. Clougherty replied that he was satisfied with the check. That's correct.

Alderman Thibault asked does this end the heating and ventilation in West and Central.

Mr. Clougherty said no. That is one of the projects down the line. This is just for the stages.

Chairman Herbert addressed item 5 of the agenda:

Henry J. McLaughlin Jr. Middle School –

Mr. Clougherty stated the Highway Department, particularly myself and Randy Remick, the Vice President of Bonnette, Page and Stone will try and come to some means of alleviating the ongoing roof problem. We made sure the meetings took place when active leaks were occurring. We delivered him substantiation of the magnitude and frequency of the problems, and I am working with Mr. Remick as well as the roofer to alleviate the problems. We plan to meet again in the next two weeks to discuss alternatives for the roof.

School Cmte. Member Paradis stated a letter was received regarding McLaughlin, dated February 7<sup>th</sup>. The letter states that we cannot understand the reasons for replacing the tiles when the roof still leaks. We would recommend leaving them out until the roof is fixed. She asked Tim do you know anything about that at all.

Mr. Clougherty replied in the affirmative. The idea of replacing the ceiling tiles was so that we could have a fresh start. As you know we have had leaks throughout the course of the past couple of years. The roofers come back and repair them. We've had other people repairing them. Without replacing the ceiling tiles there is no way we can know exactly what date the stain was created. In other words, if we had a leak last July, and the problem was fixed, the ceiling tile would still look stained and we may be wasting our time trying to find a problem for a roof leak that has already been fixed. Furthermore, safety requirements do not allow us to have any ceiling tiles removed.

School Cmte. Member Paradis stated okay. Now I can see why, because you can tell where the leaks are when the tile is stained.

Mr. Clougherty explained that although I don't want to make light of any financial situations, the ceiling tiles are a minimal cost in comparison to other items.

School Cmte. Member Paradis asked is it also a safety issue.

Mr. Clougherty replied that the safety issue is definitely a factor. I believe the tiles were replaced on a Monday. I met with Bonnette, Page and Stone on Tuesday or Wednesday. I made it a matter of record in our file to show that as of this date all of the ceiling tiles that were stained were removed and replaced, so that we know any leaks that occur are new leaks as of whatever the date was.

School Cmte. Member Paradis said thank you. I commend you for doing such a good job of keeping up on this.

Alderman Pinard asked on the replacing of these tiles, who is paying for them. This is getting to be real sickening that Bonnette, Page and Stone have been dragging us, and I don't think that is right. I don't even think they should make the two weeks, I think it should be modified tomorrow to say that you want to meet next week and we have got to resolve this. Like I said the other night, enough is enough with Bonnette, Page and Stone. I would like to instruct you if I may, Mr. Chairman, to get on the phone tomorrow and tell them you have a Committee here that is not satisfied with what is going on. I would like to know who is paying for those tiles. He asked Tim is there insurance on that that the city has to cover?

Mr. Sheppard explained we have been working with Bonnette, Page and Stone, and as you know we have been having some trouble with them since last year as to the responsibility of this roof. Finally, we have gotten Mr. Remick from Bonnette, Page and Stone willing to step forward and take a look at the problem and help us solve it. Actually, we are at the point where we are writing the letter and talking to the City Solicitor's Office regarding this issue. We are hoping it doesn't get to that point, because once we get there, it takes a lot longer. Frankly, Mr. Remick is willing to step to the plate and hopefully he will step to the plate and solve the problem. As far as the ceiling tiles, that will be part of the discussion with Bonnette, Page and Stone.

School Cmte. Member Paradis asked aren't those being covered on a guarantee.

Mr. Sheppard replied, right. Those are all items that we are going to take up with Bonnette, Page and Stone. Right now our biggest issue is getting the roof problem resolved.

Alderman Pinard asked if I could, I would like to meet with you and Mr. Remick, We've met with some of those people before. I would like to hear personally their side of the story. I that okay with you, Mr. Chairman?

School Cmte. Member Paradis asked on page 5, it shows we are retaining \$50,000 on Bonnette, Page & Stone, and that is in reference to the bids, the tiles and was that the floors at McLaughlin or was that another school.

Mr. Clougherty replied that the gym floor was an issue but since has been corrected.

School Cmte. Member Paradis asked have the bumps been taken out of the floor.

Mr. Clougherty replied we refinished the floor. I don't know what type of products they used.

Chairman Herbert stated in reference to any meetings between individual Aldermen or School Board Members, I have a problem with that. An individual Alderman speaking for the City or an individual School Committee person speaking for the School Board is definitely a stretch. I know we do negotiate and we need questions answered, so I would prefer that there not be any one or two person meetings. My preference is to go with the City's recommendation. If we have a motion I think the motion should be addressed to the fact that.... you just mentioned that in two weeks they were going to get back to you.

Mr. Clougherty replied that is correct.

Chairman Herbert continued at the next meeting of this Committee if there is not a specific recommendation for a resolution of the problem, I suggest we make a motion to instruct the City to go to court. We are getting right to the end of it, do you understand what I am saying.

Alderman Pinard stated I understand what you are saying, and I understand what Sandy is saying about the \$50,000, but I don't think the issue here is the \$50,000. We met once on the floor and I met with Mr. Sheppard and it worked. I feel that one of us should tell them what to do and back up Tim and Kevin. I think the appearance of an Alderman or School Cmte. Member is worthwhile.

Chairman Herbert stated I think the Committee should pass a motion to the affect that if there is not a specific recommendation to resolve the problem at our next meeting then we will instruct the City to go to court.

Alderman Pinard asked do we want to go that far if we can resolve it between ourselves.

Mr. Clougherty stated that is exactly what we are trying to avoid by meeting with them. They have showed a renewed interest in this situation. Randy Remick had never been involved with the project prior to about one and a half months ago, other than superficially being a Vice President. He wasn't a project manager or principal in charge of the project. When the addition came up and in subsequent conversations with him, he shared a renewed interest from a business standpoint as well as a general concern for the way the problems were left within his organization. I would like to recommend continuing to allow the Highway

Department to work with them, and if the Committee so desires, if after next month we don't have specific recommendations, that's up to the Committee. I'm not making a promise that we will have specific recommendations within four weeks. Like I said, I'm going to meet with him and the roofer in two weeks, both of those individuals, the roofer and the contractor, are in the process of looking at the data that we supplied them. I went so far as to walk through the attic areas with the individual from Bonnette, Page and Stone. I showed him the exact areas of concern. It was a time when we did have a substantial accumulation of snow both on the roof and the ground in some of the areas we consider to be some of the major problem areas. I feel that he has not only a renewed interest, but a different perspective on this issue, especially since we walked through and we could see a substantial number of leaks while we were walking.

Chairman Herbert asked do we want to make a motion to the effect that the Committee.....

Alderman Pinard interjected we should say we will give you until the next meeting and we will go from there. At the end of that, we either agree to meet with them, or we go to court. You can't make it any clearer than that.

Alderman Thibault asked these people in the past have shown, I think, some great responsibility in the problems that we have had. So what is the problem lately. Can anyone enlighten me as to what might be the problem in the last couple of years. Maybe it would be a better time to address this whenever and if ever we build another school or repair another school. I believe that when we had the problem at Northwest Elementary, they came full gangbusters and helped us with the problems that were not even their problems. I'm just trying to understand exactly what the problem is now that all of a sudden they don't seem to want to help.

Mr. Sheppard replied that Bonnette, Page and Stone were a good contractor when we first started to get involved on the West Side. They jumped right in and replaced that roof at a reasonable cost to the City. As far as McLaughlin School, I'm not too sure what happened. I think it was just management being very reluctant to step into a problem that potentially could cost a little bit of money on their part. Like Tim said, Mr. Remick has stepped in. I think he is looking at it as a business decision. The City may have some construction coming out in the future and they are a good contractor. If they can show us that they will perform for us and they will come back for us, then you will consider prequalifying them in the future. You won't see them bidding on any of the jobs this year because we still have outstanding problems with McLaughlin.



School Cmte. Member Paradis stated that is correct and you explained that quite well. Chris has been trying to get a representative to come to Building and Sites Committee meetings, but they just would not come. I think it's a good idea because now they are showing some interest, that's a good sign. I think a month and let's put it to bed. They just would not come to our meetings.

Chairman Herbert stated I think we are getting to the point where we are about ready to go to court if they don't do something substantial. He asked do we need a motion on item 5, McLaughlin Middle School.

Mr. Clougherty replied I don't believe you do.

Chairman Herbert addressed item 6 of the agenda:

ADA Accessibility/School Elevators --

Mr. Clougherty advised that the project architect, Fred Matuszewski is present to give an update.

Mr. Matuszewski stated since our meeting one month ago, we have sought to bring settlement to some issues that were brought up at that meeting. Principally, claims on additional costs to steel and some other additional work. During that month long period, progress was waylaid, in part by the absence of Tim Clougherty for a few days and also Bob Breault for a few days with the passing of his mother. Correspondence has been somewhat disjointed but we have resumed that. I believe that we are reaching agreement and settlement with the exception of final resolution on the claims to steel amounting to about \$1,800, the exception to the front rails, and the stair at the west door. Those are the only two outstanding issues. I expect to see settlement within the next few days. Mr. Breault needs to address those issues with his subcontractor. The City's contract is with Eclipse Construction and Bob Breault is the project manager for that firm.

School Cmte. Member Paradis asked are Phase I & II at Parker Varney 56% complete; line 19 under CMK Architects on page 6A.

Mr. Clougherty replied that is in reference to the consultant contract. We have just begun to design on the Parker Varney elevator. We haven't begun reporting on the construction yet. We have received bids and I'll be asking you for your approval on a contractor later in the meeting. The way the funding was provided, it is a multi-faceted agreement for Parker Varney, Webster and several other schools if I'm correct. That is the only reason you see Parker Varney in there.

Chairman Herbert asked do we need a motion on this one.

Mr. Clougherty replied the only motion I would be looking for is to accept the financial information.

School Cmte. Member Paradis asked the \$1,800 plus in steel or the \$561,000, the total amount, 6A.

Mr. Clougherty replied the financial report as it is located on page 6A. When we finalize the Change Order that Fred was talking about, I will bring that to the Committee for approval as presented.

On motion of School Cmte. Member Paradis, duly seconded by Alderman Pinard, it was voted to accept the Project Financial Report as submitted.

Mr. Clougherty asked do you want to talk about Parker Varney while we are on school elevators. It's not on the agenda, but we are about to bring in our first expenditure. I've got a handout that Mr. Sheppard is helping me with right now. As I explained we received bids last week on the Parker Varney elevator. The Board of Mayor and Aldermen approved funding for expedition last night, and we recommend that the Committee vote at this time to award construction to the low bidder, Pilot Construction, in the amount of \$311,488.

Chairman Herbert asked is this funding in the CIP budget.

Mr. Clougherty explained this is kind of a convoluted funding. We've asked for some expedited funds so we could award this contract as soon as possible so we could order this elevator and have it installed for the beginning of school, rather than in the December time frame like we are looking at, for Webster and McDonough. The Planning Department, Sam Maranto, found some funding we were able to transfer to this account temporarily until the City CDBG funds become available in July. So the funding is currently available.

Chairman Herbert asked so this is CDBG money.

Mr. Clougherty replied yes this is Federal money, a Community Development Block Grant.

Chairman Herbert called for a vote on the motion to award the Parker Varney School Elevator and ADA Improvements Project to the low bidder, Pilot Construction in the amount of \$311,488. There being none opposed, the motion carried.

Chairman Herbert addressed item 7 of the agenda:

Central and West Heat & Ventilation Improvements Phase V --

Mr. Clougherty stated that work on this project continues. We are pretty much substantially complete. We are looking to be 100% complete as of next week, at the close of school, when the kids are on vacation. There is some balancing that needs to be done and a couple of minor items that are outstanding. We will also be doing a functional performance test to make sure everything is in accordance with contract documents and that it is operational. The other issue I should bring up is the fact that the auditorium fan at West High School has been an ongoing issue for approximately a year and one half. It has been noisy. The fan is going to be replaced next week and our full expectation is that will alleviate the problem.

Alderman Thibault asked Tim, you are confident that these problems will be alleviated as of the end of next week.

Mr. Clougherty replied I am confident that the fan is going to be replaced. I am confident that the fan will alleviate the noise problems, and I am hoping that everything will be wrapped up by the end of next week. This is a large project with a crane involved, because it is a very, very large fan and there may be some additional work that they can't do next week. My anticipation is that all of this work will be buttoned up in the next couple of weeks. I would like to ask the Committee to make a motion to accept the financial information on this project as presented.

School Cmte. Member Paradis asked does that include the replacement of the fan.

Mr. Clougherty replied there is no cost to the City for the replacement of the fan.

School Cmte. Member Paradis asked why.

Mr. Clougherty explained that when we purchase a fan like that our expectation is that it is going to perform to recommended standards. We feel that the fan is an irregular piece of equipment, being it generates the noise that it does. So we haven't paid the contractor in full and we haven't accepted the project in full.

On motion of Alderman Thibault, duly seconded by Alderman Pinard, it was voted to accept the Project Financial Report as submitted.

School Cmte. Member Paradis reiterated the motion is to accept the financial report to include the fan at no cost, because the company is going to pay for it.

Mr. Clougherty stated that is correct.

Chairman Herbert addressed item 8 on the agenda:

NORESCO Performance Contract --

Mr. Clougherty explained we are continuing closeout of the Energy Efficiency Conservation Project. I think I've explained in the past that it's a pretty complicated process working with NORESO to identify a basis for cost savings, and make sure we are meeting those goals. I'm anticipating completion on that sometime in the near future.

Chairman Herbert asked if there was a motion needed on this item.

Mr. Clougherty replied no.

Chairman Herbert stated it has been brought up several times at the School Board level, and maybe Ron, you can address this. There have been some questions on the school side in reference to savings passing through to our budget because of this conservation. This is the work that has been ongoing. Am I mixing things up or is this the specific contract?

Mr. Chapman replied in the affirmative.

Chairman Herbert stated you may not have an answer, I just want to make sure that I have identified the correct work.

Mr. Chapman answered this is the NORESO project that we are talking about with regard to the PSNH. From the start, PSNH has made remittances with regard to energy savings because of the conservation efforts done on this project.

Chairman Herbert asked the remittances to the School District's balance sheets.

Mr. Chapman said no. One of the issues is still unresolved and will be taken up with the court issue.

Alderman Pinard stated I have been around for about three years and it seems to me that NORESO's name has been very similar to Bonnette and Pages. The issue with NORESO, if I recall, is the alarm system and so on. It seems every time we have a meeting this keeps coming up. Is there ever going to be an end to this?

Mr. Sheppard explained that NORESKO's work is complete. They have done all of the energy upgrades, and they have replaced lighting. Right now all we are trying to do is set the base year, to compare what the savings will be compared to what year. I believe the original base year was '96 or '97. We've moved that up. We told them we want an average of two years for a base year. They are producing a savings right now, and once we determine what that base year is and the actual numbers in that year, we will start receiving proof of that. There is also an operation and maintenance agreement which I'm working on with Ron Chapman on the School District side, which needs to get executed. Basically, it's just an amendment to the contract. Everything is in place. We are just finishing up the paperwork at this point.

On motion of Alderman Pinard, duly seconded by School Cmte. Member Paradis, it was voted to accept the Project Financial Report as submitted.

Chairman Herbert addressed item 9 on the agenda:

Roofing Projects – Weston & Manchester School of Technology --

Mr. Clougherty stated Weston School is complete. The only other thing we have left on this contract is Manchester School of Technology, which is scheduled to be completed in about three weeks. We are going to be putting the skylights in starting Monday of next week.

Chairman Herbert asked so by the time we come back, a month hence, do you think this will be wrapped up.

Mr. Clougherty replied in the affirmative.

Alderman Pinard stated I was at the school two weeks ago and there were still some leaks in some areas. You are going to double check to make sure everything is in order.

Mr. Clougherty explained there were some leaks because we haven't completed installation of the skylights. There are some areas that are deficient as far as the temporary patching that they did until we get the windows in. The windows are in and they are scheduled for installation beginning Monday next week.

School Cmte. Member Paradis asked on page 9b you have a letter from Gale Associates that states that as of today, which was November 15, 2000, Gardner has not completed the punchlist items. It also states they are not anticipated to be completed until the spring of 2001 due to snow on the roof surface and freezing temperatures, correct.

Mr. Clougherty replied that is correct.

School Cmte. Member Paradis asked did installation of the translucent panel commence yesterday.

Mr. Clougherty answered it did not. There was a coordination problem between the supplier and the contractor. I was on the phone with both of them yesterday and expressed my displeasure that the schedule was not met. I fully expected them to be on site yesterday, but there was some miscommunication.

School Cmte. Member Paradis questioned so when we have the freezing temperatures it's bad and when it's melting it's bad.

Mr. Clougherty stated those types of weather conditions are when you will see the most roof leaks.

Chairman Herbert reiterated Gardner will not complete the punchlist items until the spring of 2001.

Mr. Clougherty explained there is nothing substantial in that punchlist. There were a couple of flashing items that were aesthetic items and there was some cleanup as far as some debree that was on the roof, but I believe that has been taken care of. Gale is making sure that everybody is aware that they are not 100%, so that they will come back. We have had no roof leaks since the project was substantially complete, if you will.

Chairman Herbert addressed item 10 of the agenda:

Asbestos Abatement – McDonough & Green Acres Schools --

Mr. Clougherty stated as I reported last month the project is complete. Unfortunately, I have not collected the necessary signatures for sign off on that. I will work to do that for next month's meeting.

Chairman Herbert stated there is some money in the CIP for carpet replacement at McDonough. The principal and some others at the school have informed me that they have a window problem they feel is more severe than the carpet problem. I told them I would request that Highway visit the school and get a feel for what they are actually complaining about.

Mr. Clougherty asked are you talking with Joe Lemay.

Chairman Herbert replied in the affirmative.

Mr. Clougherty advised that he will get in touch with Joe to see exactly what the scope of that work is.

Chairman Herbert said I would appreciate that.

Mr. Clougherty added the windows at McDonough were identified in our facility audit as being a deficiency. I can't speak as to the level or degree of repair, or what priority they said it was. They are on the list as far as our capital improvement plan goes for replacement. I would be surprised if they weren't closer to the top of the list than the bottom.

Chairman Herbert stated it is a problem. They have a large window space, especially on one side of it that is unusual. If you could put that on your to do list for someone to check it out, I would appreciate it, especially if it's something of a temporary nature. Short of plastering the thing shut, it might help.

Mr. Clougherty stated if it please the Committee I would like you to accept the financial report as presented on page 10a.

On motion of Alderman Thibault, duly seconded by School Cmte. Member Paradis, it was voted to accept the Project Financial Report as submitted.

Chairman Herbert addressed item 11 on the agenda:

CHS/WHS Electrical Improvements --

Mr. Clougherty advised the electrical improvements at Central High School have been completed. I believe at this point the punchlist has been completed. We will be doing a final review next week during school vacation. I've heard a lot of positive comments about the affects of the electrical upgrades and I was happy to hear that from both staff as well as some of the administration. Electrical improvements have begun at West High School. They began conduit and rough

panel work installation and they are going to be starting on ceiling installation as well concurrently with the classroom upgrade. The expected completion on that has been bumped up a little bit, and we are probably looking at an April timeframe right now.

Chairman Herbert asked do we need anything financial on this one.

Mr. Clougherty replied if it please the Committee, I would like to ask for approval of the financial report as presented on page 11a.

On motion of School Cmte. Member Paradis, duly seconded by Alderman Thibault, it was voted to accept the Project Financial Report as submitted.

Chairman Herbert addressed item 12 on the agenda:

McLaughlin Middle School Addition --

Mr. Clougherty stated this contract goes out to bid on Friday of this week. We are anticipating some expedited funding to be approved by the Board of Mayor and Aldermen pending the review of a contract I will be bringing in front of them once the bids are received so that we can award. The schedule calls for the cafetorium addition to be completed by the beginning of school September 2001, as well as the additional parking lot that we are putting in...expecting that to be completed this summer for the opening of school. The balance of the addition, which is the majority of the work, is scheduled for completion, I believe, June 30, 2002.

Chairman Herbert asked is there minimal impact on the exiting school structure since you are working on an addition.

Mr. Clougherty replied theoretically yes, but there is quite a bit of work in the stairway that has to take place. We're actually reorienting the stairway in a different manner to make it more conducive to traffic flow to the addition. It also allows us to build a connector. The building contract is stipulated so that access from that doorway or that entrance will be maintained throughout the school year in order to meet the Fire Department standards as stipulated.

School Cmte. Member Paradis asked has anyone made any changes to the Oak Point Associates' blueprint that was originally submitted to the City. The main entrance, and the entrance and the stairway was that what we saw on the original blueprint.



Mr. Clougherty replied yes it was. None of what you have seen with respect to the concept has changed. I've been working with Ron Chapman, as well as Arthur Adamakos and Mark Burkush, Food and Nutrition, to make sure that everything is as planned.

School Cmte. Member Paradis asked so we will have the same doorways, exactly what Oak Point showed us, and we were satisfied with that.

Mr. Clougherty said that is correct.

School Cmte. Member Paradis stated I just want to be sure we have enough doors in the cafetorium and we are able to accommodate those students that we are going have, so we won't have to change something in the middle or after it's all done.

Mr. Clougherty stated we are hoping we have all of our bases covered. I have made the effort to make sure that Mr. Burkush has been involved in the process as well as school administration.

School Cmte. Member Paradis asked are you going to have a final inspection or a Clerk of the Works.

Mr. Clougherty replied we have a Clerk of the Works budgeted for the project and we will be advertising for those services in the very near future.

School Cmte. Member Paradis stated on January 31<sup>st</sup> Oak Point Associates presented the project to all pre-qualified bidders and they were supposed to be in today. Did you receive all of those, or who receives those?

Mr. Clougherty answered we did not receive bids today. We extended the bid date two more days last week because there was a last minute question that was brought up.

School Cmte. Member Paradis asked so the bids were due on February 21<sup>st</sup> at 4:00 p.m. and now they have been extended to.....

Mr. Clougherty replied it has been extended to February 23<sup>rd</sup> at 11:00am.

On motion of Alderman Pinard, duly seconded by School Cmte. Member Leonard, it was voted to accept the Project Financial Report as submitted.

Mr. Clougherty advised of one more item on the McLaughlin addition. The financial report does not reflect this; however, we executed an amendment to Oak Point & Associates' contract based on the change of scope in services that was originally defined. The base contract is now \$204,000 with stipulation of \$56,000 for Clerk of the Works and I would like the Committee to vote to accept that amendment.

On motion of Alderman Thibault, duly seconded by School Cmte. Member Leonard, it was voted to accept the amendment to the Oak Point & Associates' contract.

Mr. Clougherty stated also after receipt of bids on Friday and pending approval of full funding and expedited award of the contract, I would like to ask the Committee to consider taking a phone call to approve the apparent low bidder. This will allow us to move forward to award the contract.

On motion of Alderman Pinard, duly seconded by Alderman Thibault, it was voted to approve the apparent low bidder for construction of the McLaughlin addition.

Alderman Thibault advised we would like a quick communication as to the results of that.

Mr. Clougherty stated that is no problem.

School Cmte. Member Paradis asked, the Clerk of the Works, is that a salary for one year or until the project is finished.

Mr. Clougherty replied it is for the duration of the project.

School Cmte. Member Leonard asked how can we insulate the portables so they will be warmer in the winter time, because I know some portables have been having trouble with the heat.

Mr. Chapman replied first we need to find out what the problem is. The portables are insulated according to all the standards with regard to the State. If there is a problem with it being cold in there, quite possibly either somebody hasn't turned the thermostat up or the heating unit is malfunctioning or something like that. Are we talking about the McLaughlin portables?

School Cmte. Member Leonard replied McLaughlin plus Hillside.

Mr. Chapman stated I haven't heard anything about the portables from either Mr. Albert or Steve Donohue at Hillside.

School Cmte. Member Leonard stated the portable on Bridge Street.

Mr. Chapman stated we can check into it, but I haven't heard anything from anyone up there. I can make a few calls in the morning and see what the problem is.

School Cmte. Member Leonard said I know that in the beginning of January the portables had no heat.

Mr. Chapman said we'll check out the heating systems. It may be because somebody didn't pay enough attention to the amount of propane that was in the tank. Not to make light of it, they may have missed a tank. We'll check out the heating units.

Alderman Thibault asked after 7-8 years of trying to get rid of the portables that were at Parkside and Gossler, just yesterday I found out there is another portable in back of Gossler. When did this happen?

Mr. Chapman replied I believe it was during the Christmas vacation timeframe that a portable was moved from Parker Varney over to the back of Gossler, with the approval of the building principal at Gossler. One basic reason is it enabled Title I people to move out into the portable, opening up more space for the children within the building. The move was paid for out of a federally funded project.

Alderman Thibault explained trust me I'm not looking at the cost of it. I'm looking at the unsightly part of it. We had portables next to Parkside for 25 or 23 years, and we were finally able, through some of my meddling, to get rid of them. When I saw this thing there yesterday, I was a little uptight. Nobody ever told me that was going there. Was the reason overcrowding?

Mr. Chapman replied it is my understanding that it was mostly to give the regular education kids more space inside the building by moving some of the teachers and the smaller classes out of the building. They have the kids go out to the portables for the specialized training.

Alderman Thibault explained the thing that bothers me the most is I've looked at what the cost of these portables are as compared to what it would be to put on an addition to a school. I find it just so bad financially for the City to go out and purchase portables when next summer if we have to add rooms, it would pay the City to do that rather than do this. The thing that bothers me the most is I was not even told about it. I didn't even know it was there.

Mr. Chapman stated I'll take the blame for not making the phone call. From my perspective I would have assumed that somebody within that group might have taken it upon themselves to let the Aldermen in the area know that it was coming.

Alderman Thibault stated you have to understand one thing, we are the guys who get the phone calls and we have to answer for them. One thing I've always tried to do as an Alderman is never answer with I don't know.

Mr. Chapman advised this is not a modular that we are paying for. It is a structure that this school district or the City had purchased sometime ago. It was at Parker Varney and just got relocated. I agree with you.

Alderman Thibault stated I will get to the bottom of it. I am not very pleased about it.

Mr. Chapman said they should have notified you. I think they had a space problem. They already had a piece of equipment they could utilize, so they moved it from another location because they needed the space. You should have been notified. This Committee wasn't notified as well.

Mr. Clougherty stated the report you are looking at is from an independent consultant that was hired by the Airport Authority to look into the ventilation at Highland Goffe's Falls School. Basically what the consultant came up with was that the ventilation system as designed by Wyle Laboratories and EngiTek included adequate outside air quantities to satisfy the code requirements. What they are saying is that it meets the design for what the purpose was. They did identify one flaw in the system that needs correction, and that is balancing of one of the heating and ventilation units. That work will be done through the Building and Maintenance Division as soon as possible.

Alderman Thibault asked isn't that something you would go back to the contractor for. When this bid was put out that contractor must have known what he had to do.

Mr. Clougherty replied this was 8 or 9 years ago.

School Cmte. Member Paradis stated the discussion we were having was would the Airport pay for this. This system was installed in 1993 because of the sound proofing of the school, correct.

Mr. Clougherty stated that is correct.

School Cmte. Member Paradis said I spoke to Mr. Dillon just before the meeting. From what I understand they are going to pay for one of the diffusers to be replaced, is that correct?

Mr. Clougherty replied yes. If I may just continue on and give you a little summary on the rest of the recommendations, Conway Engineering identified that one of the units needs rebalancing and the Highway Department is addressing that issue.

School Cmte. Member Paradis asked but you're not paying to replace it.

Mr. Clougherty explained it's an adjustment to the unit.

School Cmte. Member Paradis stated Conway says he reviewed the airflow balance report from the original installation and found that system delivered the design air quantity when the system was originally balanced in 1993, but that's not now, so that's why we are having a problem.

Mr. Clougherty replied that's not necessarily why they are having a problem. It's just been identified that in 1993 it was doing what it was designed to do, and right now the quantities aren't what they were in 1993, so the unit has to be adjusted accordingly. Conway Engineering goes on to suggest additional recommendations to improve the comfort of the ventilation system. The first one he talks about is replacing the ventilation diffusers with high aspiration diffusers with horizontal discharge air patterns. This will help eliminate drafts and improve the overall comfort of the building. In dealings with Mr. Dillion at the Airport, he has agreed to fund this recommended improvement and the installation of these new diffusers is being coordinated through the Highway Department. This will probably be done during April vacation.

School Cmte. Paradis asked is that at the cost of \$15,000.

Mr. Clougherty replied it will be at the cost of whatever our bids come in at. Actually, we already have the bids and it's less than the \$15,000, but that cost is being picked up by the Airport.

Chairman Herbert asked what about the paddle fans and the other two items.

Mr. Clougherty replied there are two other recommendations that the consultant has made. In consultation with the Airport we do not recommend going forward with either of these two recommendations. The first is the installation of ceiling paddle fans. The ceiling paddle fans are typically a residential application, not something you see in a commercial or school building. Quite frankly, they do not have a place in schools. These are elementary children and furthermore the requirements of a ceiling paddle fan are not made to be in an application like that.

Chairman Herbert asked about the humidifiers.

Mr. Clougherty stated we do not recommend putting in the humidifiers as Conway Engineering is talking about or in the ductwork. The way they are talking about putting them in is again a residential application. It is not something you would put in a school or any other commercial building. Furthermore, I've consulted with the Health Department, and they do not recommend using these humidifiers either. I would also like to make the Committee aware that I have verbally spoken with the Health Department. They have done an exhaustive indoor air quality review at Highland Goffe's Falls. Their report is 99% completed, but has not been released yet. Based on conversations I've had with people at the Health Department, I am confident that you will see in the report that there are no indoor air quality problems at the school. There are some minor recommendations that the Health Department will make, but overall the indoor air quality at Highland Goffe's Falls is not a problem.

School Cmte. Member Paradis asked so we are hoping that having tight horizontal discharge diffusers will help eliminate draft in the winter and help prevent the over heating. I'm happy to hear that the Airport will be paying for that and it won't be coming out of our budget or your budget hopefully. I'll be going to the Safety Review tomorrow and I will tell them that the Health Department report is 99% complete because of the letters that we had received.

Mr. Clougherty stated I do not want to speak for the Health Department. I'd like to reserve that until their report comes out.

School Cmte. Member Paradis said then I will not say anything about that, but we can count on the Airport paying for that amount to help take care of one of those diffusers. In other words you are replacing all of the 1993 ventilation supply diffusers with high aspiration diffusers.

Mr. Clougherty replied they are going to replace all of them. The diffuser that we are putting in blows air out horizontally rather than blowing right down on someone. When it's cold you won't feel the cold air on your back. It disburses the air more evenly throughout the room.

School Cmte. Member Paradis stated when you mentioned the ceiling paddle fans, we were in Hallsville the other day and they do have the ceiling paddle fans. Of course, they have very, very high ceilings, definitely higher than Highland, and that's an elementary school.

Mr. Clougherty explained that is much, much different construction. Even there if we were to put in a new AC system we wouldn't be recommending putting in ceiling fans.

School Cmte. Member Paradis asked did anyone look at the two doors (Highland), the front door as you go into the office and then there is a long, long hallway and you can go right out another door, the back door to see if they could put up screens when it gets warm enough or does that just aggravate the ventilation system.

Mr. Clougherty stated they are saying the ventilation system as it is designed is adequate without opening the doors. It is bringing in enough outside air already.

Alderman Thibault requested that Tim ensure that the report from the Health Department on Highland Goffe's Falls be sent to all of the Aldermen as to exactly what they found. There was some question about major air quality problems there and I think the Board should be aware of that.

Mr. Clougherty stated I will contact the Health Department and make sure the report is distributed accordingly.

School Cmte. Member Paradis said to the Alderman and School Board, thank you.

Chairman Thibault added, to both committees.

Chairman Herbert stated this particular type of discussion on horizontal disbursement of air as opposed to blowing straight down, that sounds like a pretty good idea to me. Tim are we going to implement that?

Mr. Clougherty replied we have already standardized on that type of diffuser. In the type of ventilation system you have at Highland Goffe's Falls, it's particularly susceptible to drafts in a cold situation.

Alderman Pinard asked Tim and Kevin, could you have a team of your people go around and check on Service Master Cleaners. It seems they have cut back on some time in various schools. I don't think it's under their contract. I don't think they have a full complement of people working in some schools, and are moving people around. I don't think it's fair to the school principals. Before it gets completely out of control, we should move in on it.

Alderman Thibault said I would certainly second that. I've been involved with this from the beginning and I would certainly warrant the City to stay on top of this thing. As far as the cleanliness and neatness of these school, it's a very important thing. Thank you Alderman for bringing that up.

School Cmte. Member Paradis added we have had meetings with Service Master. Did your people receive notification? Everyone on this Committee should have received notification. I've attended two of the meetings.

Alderman Thibault asked is there one this week.

School Cmte. Member Paradis replied yes there was, I believe on Tuesday.

Chairman Herbert stated before I forget, next Monday evening there is a Building and Sites Committee meeting.

Mr. Sheppard stated I want to assure the Committee that the Highway Department is familiar with what is happening with Service Master. They have built up a great level of service and everyone has been very happy with their performance. They have cut back on the FTE's, full time employees. My boss Frank Thomas is probably talking to Service Master every other day, because we do not want to let the service level go down.

School Cmte. Member Paradis said Mr. Egan, from Bakersville School, had mentioned to me twice that they have pulled out the night man for several hours and that really makes a difference. Memorial has been very good and their crew has been excellent. We had been very satisfied with Service Master up until the last three or four months.

Mr. Sheppard stated as presented to the School Board, I believe when we came and talked about our budget, we are looking at adding 5 FTE's to their contract next year due to the expanding amount of students, added rooms and things like that. That's one issue we are really pushing for next year's budget.

School Cmte. Member Paradis asked we are asking for five more people.



Mr. Sheppard said that is right.

Alderman Thibault stated I would like to be kept informed on what is happening with that issue.

Mr. Sheppard said Frank is very involved in this because of the situation. He wants to stay on top of it. It made everyone look good when Service Master did a good job. I don't think Service Master wants to get a black mark either.

School Cmte. Member Paradis stated they have to realize we have more children in the schools, and the Aldermen need to realize that also when they pass out budgets.

Alderman Thibault stated knowing some of the principals over there that we spoke to when we started this thing, I want to keep abreast of it. I wouldn't mind making a few calls.

Alderman Pinard asked could we get a copy of this report you just mentioned. I think the communication is lacking between the schools and this Committee. I believe we should be kept abreast of what is going on. The only way we can do a good job is knowing what is going on.

Mr. Sheppard explained I don't think there is any report. There is this monthly contract meeting that the City holds with Service Master, the Mayor's Office, and the School District. They've been going on since the beginning of the contract.

School Cmte. Member Paradis stated they have been notifying us of the meetings. If you have good communication with your School Board Member...she asked Alderman Thibault who is your School Board Member.

Alderman Thibault replied Russ Ouellette.

School Cmte. Member Paradis stated Russ is neither on the Building and Sites Committee nor the Joint Schools' meeting. Make sure the Aldermen receive notification.

Chairman Herbert stated there is a gentleman here who is in the roofing business. Please stand and introduce yourself.

Mr. Beloin from Bluestone stated I would like to introduce my associate John Jannigan, who started Diamond Resources, which we'll talk about later. We have a demonstration outside to show you. You have been talking about the McLaughlin Middle School roof. Frank P. Marinace Architects was hired by the City of Manchester and he recommended our roofing systems for that school back in 1994, 1995. I assure you that if you have chosen our product you wouldn't be having these problems. We actually allow the City of Manchester to withhold 25% of the contract in escrow for the life of the warranty. If these types of things happen, instead of being relegated to complaining, like you are doing here, you can stop the payments. We are willing to do that.

Chairman Herbert asked, before we go outside, how long is this demo.

Mr. Beloin replied I have done it in eleven and one half minutes, fifteen minutes max. It's not that cold out there, the wind has stopped blowing.

School Cmte. Member Paradis stated I do have the meeting notice reminder for the Building Building Maintenance Division. Barbara Connor sent it, and the meeting was yesterday, February 20<sup>th</sup>, 3:30 p.m. at the Gossler Park School. At the bottom it says Building and Sites Committee Members, so it was not sent to the Committee on Joint School Buildings. Could we ask Tim if Barbara Connor could send notification to the Members of the Committee on Joint School Buildings, which would include Aldermen Pinard and Thibault.

Mr. Clougherty replied we will make sure it goes to both committees.

There being no further business to come before the committee, on motion of Alderman Pinard, duly seconded by Alderman Thibault, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee